

DATE SUBMITTED: 9/28/88

PERMIT # 31386

FEE 5.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

10'6" x 14'6" - patio

BLDG ADDRESS: 2780 Cheyenne Drive SQ. FT. OF BLDG: 4,264 - house

SUBDIVISION: Reservation section 24 15 SQ. FT. OF LOT: 220' x 100'

FILING # _____ BLK # 8 LOT # 12 1-W NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER: 2945-~~244~~-04-012 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

PROPERTY OWNER: owner - Albert Rush USE OF ALL EXISTING BUILDINGS: _____

ADDRESS: 2780 Cheyenne Drive

PHONE: 241-6632

DESCRIPTION OF WORK AND INTENDED USE: Enlarge patio 10'6" x 14'6" SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: Res-8

SETBACKS: F ^{45E} 20'2 S 5' R 15'

MAXIMUM HEIGHT: 32

PARKING SPACES REQ'D: _____

LANDSCAPING/SCREENING: _____

FLOODPLAIN: YES _____ NO

GEOLOGIC HAZARD: YES _____ NO

CENSUS TRACT #: 13

TRAFFIC ZONE: 80

SPECIAL CONDITIONS: see attached, approved site plan

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

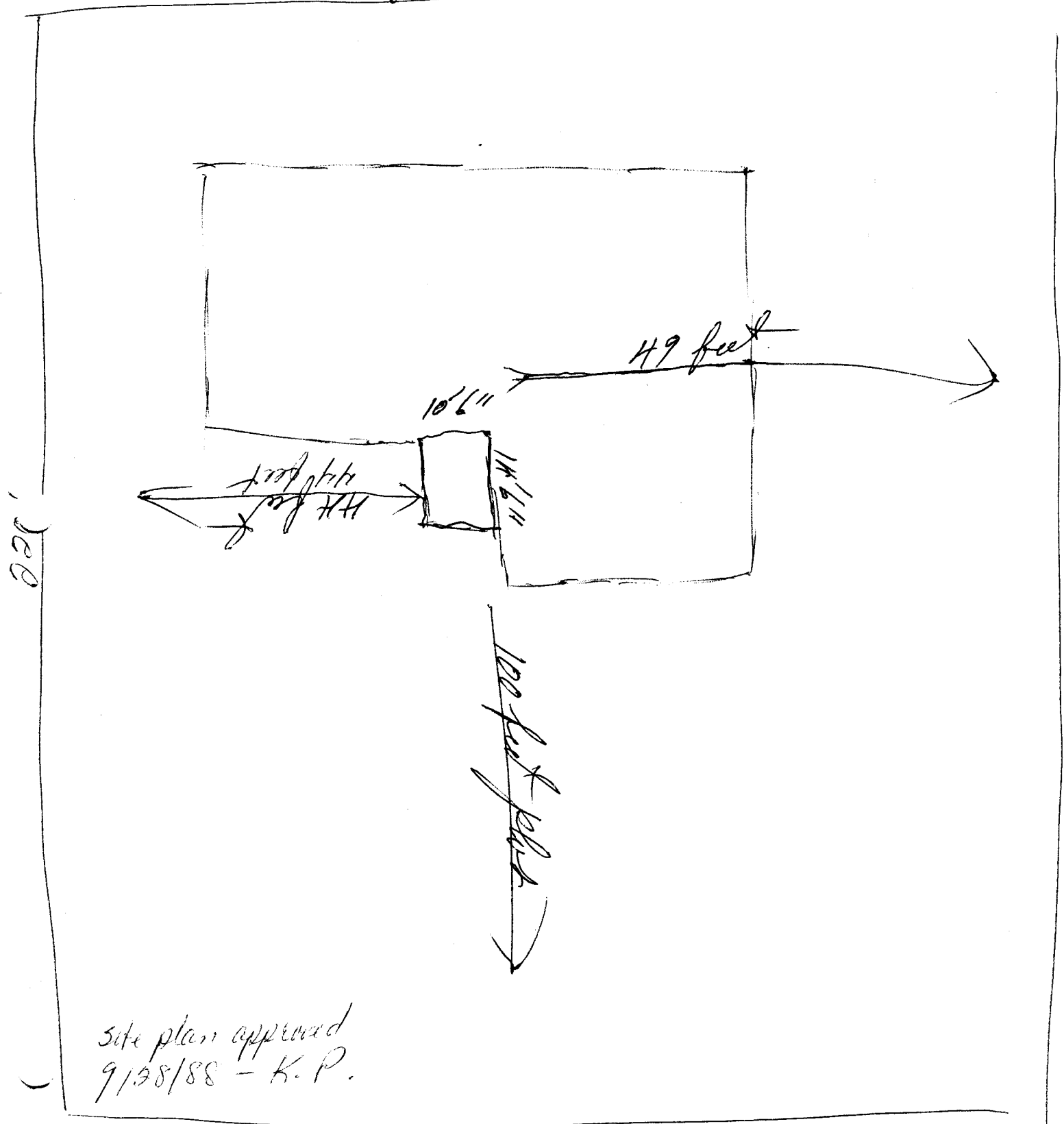
DATE APPROVED: 9/28/88

APPROVED BY: Kathy Poston

Albert E. Rush
SIGNATURE

12 year old existing disk pits
to be inclosed

Cheyenne Dr.



Site plan approved
9/28/88 - K.P.

100'